

**MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
HELD MONDAY, JUNE 16, 2014, 7:00 P.M.,
4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD,
STAMFORD, CT 06901**

Present for the Board: Tom Mills, Barry Michelson, William Morris and Joanna Gwozdzowski. Present for staff: Norman Cole, Land Use Bureau Chief and David Killeen, Associate Planner.

Mr. Mills called the meeting to order at 7:10 PM.

PUBLIC HEARING

1. **Application 208-06 Modification - WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC** for approval of Modifications to approved Final Site and Architectural Plans and/or Requested Uses and Coastal Site Plan Approval to change the use from hotel to residential and other modifications to the site and architectural plans to develop a residential building with approximately 240 units, retail, parking, landscaping and related improvements (*continued from June 2 and June 9, 2014*).
2. **Application 213-35 – WALTER WHEELER DRIVE SPE, LLC, Text change**, to Amend Article III, Section 9 (J) (5) (a), to allow hotel use approved as part of a General Development Plan by the Zoning Board to be converted to, or replaced by, a residential use, provided that the number and square footage of residential units does not exceed the number and square footage of hotel rooms previously approved pursuant to the General Development Plan (*continued from June 2 and June 9, 2014*).
3. **Application 213-36 – Amended GDP – WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC**, Block C8, Washington Blvd, Walter Wheeler Drive and Atlantic Street for approval of an Amendment of the approved General Development Plan related to the properties identified as Numbers 1-7 to construct a mixed use development with multiple buildings and associated improvements, and specifically to convert a hotel use to a residential use and to relocate 105 residential units from Block C8 to Block S3 within the development (*continued from June 2 and June 9, 2014*).

Mr. Mills read a description of the applications into the record.

Attorney John Freeman explained BLT is committed to the submitted design. The plaza will be activated with restaurants. They don't want to add more parapet walls.

Victor Mirontschuk, Project Architect, made a presentation and described the perspectives of the building.

Mr. Mills asked if they could provide new plans for the ground floor.

Mr. Mirontschuk said High Line in New York uses mobile push carts to activate public spaces. They can attract seasonal vendors and anticipate a lot of activity.

Mr. Morris asked how large the breezeways are? Mr. Mirontschuk said they are each 24' wide x 14' high x 80' long.

There was a general discussion of LED lighting of the building.

Mr. Michelson asked how many units have they built and what is the total planned to build. Attorney Freeman said 1,800 are finished with a total of 4,000 planned.

The public was asked to provide comments.

Maureen Boylan said with the change of the hotel to residential, the project shouldn't be considered because of the existing Cease & Desist in effect. There still is no boatyard plan.

Attorney Freeman said the law department agreed that Block C5 modification could proceed despite the Cease & Desist.

Mr. Mills asked if they are planning a hotel use somewhere else. Attorney Freeman said no.

Attorney Freeman addressed the revisions to the GDP and comments in the staff report.

Mr. Mills discussed EIFS and clarified that black recess splines are actually flush. He identified that spline lighting would be on the north side only and the Penthouse would be illuminated 360 degrees.

Maureen Boylan said some of the Coast Guard people think the lighting of a building is an obstruction to navigation.

Mr. Mills said the Board agreed to modify the original hotel design after the Cease & Desist was issued which is why they are considering this new modification. He closed the public hearing on these applications at 8:20pm.

Mr. Mills took a brief recess at 8:20p and resumed the meeting at 8:30pm.

REGULAR MEETING

Ms. Gwozdzowski was seated to act on all matters for this meeting.

PENDING APPLICATIONS:

1. **CSPR-959 – POZUELO, 0 Burwood Ave, Lot #27**, new construction of a two family dwelling of approximately 1,565 s.f. and associated site improvements in an R-6 coastal flood area.

After a brief discussion, Mr. Michelson moved to approve the application subject to EPB conditions, seconded by Ms. Gwozdzowski and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski). The conditions will read as follows:

1. *Work shall comply with the following plans and correspondence:*

- *"Overall Site Plan" and "Details and Notes," Proposed Site Plan, Prepared for Expert Construction Group, LLC., Lot 27 Burwood Avenue, Stamford, Connecticut, Sheets S1 and S2, by Frangione Engineering, revised May 7, 2014.*
- *"Foundation Plan and Notes," and "Sections and Details," Pozuelo Residence, Burwood Avenue, Stamford, Connecticut by Grossfield-Macri, Consulting Engineers, dated May 2, 2014.*
- *"Site Layout," "Foundation Plan," "First Floor Plan," "Second Floor Plan," "Roof Plan," "Exterior Elevations," "Exterior Elevations," "Building Sections," "Wall Sections," "Window Schedule," "Door Schedule," "Electrical Plan – Lower Level," "Electrical Plan – First Floor," "Electrical Plan – Second Floor Plan," "New Construction for Pozuelo Residence, 0 Burwood Avenue – Lot 27, Stamford, Connecticut, by Nancy Lovas Associates, revised May 7, 2014.*
- *"Draft Flood Preparedness Plan for Residents of Lot 27, Burwood Avenue, Stamford, Connecticut, by Robert Frangione, P.E., Undated.*
- *"Planting Plan for 27 Burwood Avenue in Stamford, Connecticut by Alexandra Moch, Landscape Designer, revised April 29, 2014.*
- *"Wetland Investigation Report," Pierre Medoit, Burwood Avenue, Lots 21 and 23, Stamford, Connecticut, by Otto Theall, dated September 26, 1997.*
- *Correspondence from Rob Frangione, P.E., Frangione Engineering, dated May 6, 2014.*

2. *Submission of a permit filing fee in the estimated amount of Sixty-Eight and 00/100 Dollars (\$68.00) within fifteen (15) days of the decision's publication (on or about **June 11, 2014**).*

3. *A "Permit Compliance Fee" in the amount of Five Hundred and 00/100 Dollars (\$500.00) shall be filed with the Environmental Protection Board. The initial fee shall be submitted to the EPB prior to the start of any site activity and issuance of a building permit. Subsequent fees shall be submitted on an annual basis on or before the anniversary of the permit's effective date until the project is satisfactorily completed. Said fee is required pursuant to Section 5.10b of the "Inland Wetland and Watercourse Regulations."*

4. *Submission of a performance bond, certified check or other approved surety to secure the timely and proper performance of: a) temporary and permanent sediment and erosion controls, b) drainage, c) final stabilization measures, d)*

and landscaping, and e) professional supervision/certification of floodproofing, engineered elements and landscaping. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit.

- 5. Submission of a completed "Contractor's Compliance Statement" prior to the start of any site activity.*
- 6. Submission of a complete and updated "Statewide Inland Wetlands and Watercourses Activity Reporting Form."*
- 7. Final civil and architectural drawings and the flood preparedness plan shall be subject to the review and approval of EPB Staff prior to the issuance of building permit.*
- 8. Proposed work areas shall be staked in the field by a Connecticut licensed surveyor prior to the start of any site activity.*
- 9. Sediment and erosion and construction controls shall be installed in the manner and location shown on the permit plans prior to the start of any site activity and approved in writing by EPB Staff.*
- 10. Prior to framing and or the placement of the house box, submission of an interim improvement location survey/data accumulation plan by a Connecticut Land Surveyor to confirm location and the pertinent top of wall, floor and any window/opening elevation data. The plan shall be subject to the review and approval of EPB Staff.*
- 11. All disturbed areas shall be stabilized in accordance with the plans prior to the receipt of a certificate of occupancy/completion and release of the performance surety.*
- 12. The approved landscaping/mitigation plan shall be implemented under the supervision of a certified landscaping professional written certification of proper completion (signed on letterhead) submitted to the receipt of a certificate of occupancy/completion and release of the performance surety.*
- 13. All grading, drainage, utilities, final stabilization and other engineered elements shall be completed under the supervision of a Connecticut Registered Professional Engineer and Land Surveyor with written certification (signed/sealed by the engineer) and an improvement location survey (signed/sealed by the surveyor) submitted to the receipt of a certificate of occupancy/completion and release of the performance surety.*
- 14. All structural flood proofing shall be completed under the supervision of a Connecticut registered professional engineer/architect.*

15. *Upon the completion of the construction, and prior to EPB authorization for a certificate of occupancy/completion and return of the performance surety, a professional engineer or architect, registered in the State of Connecticut, must certify (signed and sealed correspondence) that the proposed development has been constructed in accordance with Section 7.1 of the Stamford Zoning Regulations ("Flood Prone Area Regulations of the City of Stamford") and is capable of withstanding the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood. Specific reference to the proposed floodproofing measures must be made.*
16. *Upon the completion of the construction and prior to the issuance of a certificate of occupancy/completion and return of the performance surety, a Connecticut registered professional surveyor/engineer shall:*
 - *Certify (with signed and sealed plan) the final elevation of: a) the garage level, b) the top of unfinished foundation walls/piers, c) top of window sill (garage level), d) bottom of louvers and adjacent grades, e) bottom of all service facilities including, but not limited to, gas meters, electric meters junction boxes, and any air conditioner condenser units, etc., f) first floor living space, g) other information as deemed appropriate by EPB Staff.*
 - *Complete a standard "National Flood Insurance Program Elevation Certificate."*
17. *Submission of a standard drainage facilities maintenance agreement for filing on the Stamford Land Records to ensure the full and proper function of structures within sixty (60) days of publication and prior to any transfer of title (on or about July 25, 2014).*
18. *Submission of a standard landscape agreement for filing on the Stamford Land Records to ensure the success of functional plantings within sixty (60) days of publication and prior to any transfer in title (on or about July 25, 2014).*
19. *Submission of a standard, informative notice for filing on the Stamford Land Records disclosing the following information within sixty (60) days of publication and prior to any transfer in title (on or about July 25, 2014).*
 - *The subject property lies within a known flood hazard area described as Zone AE, with a projected base flood elevation up to 12 feet NAVD-88 as depicted on Flood Insurance Rate Map 09001C0516F, dated July 8, 2013.*
 - *A "Flood Preparedness Plan" has been developed identifying flood hazards, outlining the floodproofing design of the facilities and providing general guidelines to promote public health/safety and reduce flood damages. A copy of the final plan is on file with the Environmental*

Protection Board of the City of Stamford and shall be provided to all future owners, tenants and lessees upon occupancy.

- *A Permit (Burwood Avenue, Lot 27, J. Pozeulo, 5/14) has been issued by the Environmental Protection Board of the City of Stamford to allow construction of a new, two (2) family dwelling, drive, drainage and other related facilities proximate to wetlands and within the base floodplain of the Southwest Shoreline.*
- *Restrictions prohibiting the use of the fully enclosed areas below the limits of the minimum elevation standard to the parking of cars and other similar vehicles, limited storage and building access or rendering the space inconsistent with the provisions of Stamford's flood regulations. Specific enforcement provisions for non-compliance shall be included.*

Mr. Morris made a motion to change the order of the agenda, seconded by Mr. Michelson and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski).

NEW BUSINESS

1. DMV-039 Glennco Auto, LLC, 130 Lenox Avenue, Unit #26, Application for Automobile Dealer's or Repairer's License (*administrative review of new car repair shop in previous Laundromat location*).

Mr. Killeen presented and described the application.

After a brief discussion, Ms. Gwozdzowski moved to approve the application with three conditions, seconded by Mr. Morris and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski). The conditions will read as follows:

1. *The applicant shall not be allowed to store vehicle parts or damaged vehicles outside of the building.*
2. *Vehicles being serviced by the auto repair shop shall not be parked on the public streets.*
3. *There shall be no auto painting on the premises.*

2. World of Beer, 40 Harbor Point Road – *Approval of Sign.*

Mr. Killeen presented and described the sign request.

After a brief discussion, Mr. Michelson moved to approve the sign request, seconded by Ms. Gwozdzowski and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski).

Under New Business, Mr. Michelson asked if the railroad station property is subject to local zoning. When used for a proprietary purpose, local zoning should apply (not a government use). He cited the State Office of Legislative Research (OLR) report. Mr.

Cole agreed to send Mr. Michelson the Malkin Opinion Letter. Mr. Mills asked Mr. Cole to set up a meeting with Kathy Emmett and include Mr. Michelson.

Mr. Morris made a motion to change the order of the agenda, seconded by Ms. Gwozdzowski and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski).

PENDING APPLICATIONS:

5. **Application 214-05** - RB Stamford Associates, LLC Site Plan/Requested Uses and Special Exception (Parcel 38)

Mr. Cole reviewed the Ernie Orgera memo regarding the \$300,000 in traffic improvements to this project. Mr. Killeen lead a discussion of the conditions drafted by Staff.

After a brief discussion, Mr. Morris moved to approve the application with the conditions as discussed, seconded by Ms. Gwozdzowski and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski). The conditions will read as follows:

***WHEREAS**, the Zoning Board has received applications for approval of Site Plans/Requested Uses as well as Special Exception approval submitted by RB Stamford Associates, LLC related to a mixed-use development including 672 residential units, a public café, indoor and outdoor community amenity space and a resident parking area which will be integrated below the building as well as other site improvements on property referred to as Urban Renewal Plan Parcels 38A & 38B (also known as “the hole in the ground”) located at the northeast intersection of Greyrock Place and Tresser Boulevard and consisting of approximately 4.32 acres in the CC-N zone; and*

***WHEREAS**, the approved Site Plan/Requested Uses and Special Exception applications are more particularly described in a set of architectural plans titled: “A-O Cover”, “A-1 Sub Basement Plan”, “A-2 Basement Plan”, “A-3 Podium Level Floor Plan”, “A-4 Podium Mezzanine Floor Plan”, “A-5 First and Second Floor Plan”, “A-6 Third Floor Plan”, “A-7 Fourth and Fifth Floor Plan”, “A-8 Fifth Floor Mezzanine Plan”, “A-9 Roof Plan”, “A-10 Building Sections”, “A-11 Building Sections”, “A-12 Concept Elevations”, “A-13 Concept Elevations”, “A-14 Concept Elevations”, “A-15 Concept Elevations”, “A-16 Enlarged Elevations”, “A-17 Enlarged Elevations”, “A-18 Enlarged Elevations”, “A-19 Unit Plans”, and “A-20 Perspective Views” prepared by Minno Wasko. and dated December May 19, 2014; civil and survey drawings: “Property & Topographic Survey” (dated November 18, 2013, signed December 20, 2013), “Zoning Location Survey” (dated March 24, 2014, signed March 27, 2014), “SE-1 Site Development Plan” (dated March 31, 2014, revised May 29, 2014), “SE-2 Site Utility Plan” (dated March 31, 2014, revised May 29, 2014), “SE-3 Site Grading Plan” (dated March 31, 2014, revised May 29, 2014), and “SE-4 Sediment & Erosion Control Plan” (dated March 31, 2014, revised May 29, 2014), “SE-5 Notes & Details” (dated March 31, 2014), “SE-6 Details” (dated March 31, 2014), “SE-7 Details” (dated March 31, 2014), and “SE-8 Details”*

(dated March 31, 2014) prepared by Redniss & Mead; and landscape plans: “L-1 Site Materials Plan”, “L-2 Planting Plan”, “L-3 Enlargement Plan”, “SD-1 Site Details 1”, and “SD-2 Site Details 2”, “SD-3 Site Details 3”, “SD-4 Site Details 4”, “SD-5 Site Details 5”, “SD-6 Site Details 6” prepared by MKW + Associates, LLC. And dated May 15, 2014 and such related materials, renderings, reports and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing on June 2, 2014 and June 9, 2014 and conditions contained herein. Together all of these documents are referred to hereinafter as the Building and Site Plans; and

WHEREAS, the Zoning Board conducted a duly called public hearing on June 2, 2014 continued to June 9, 2014, and has considered the submitted comments of other interested City agencies, officials and the general public;

WHEREAS, the Zoning Board makes the following special findings:

- *The Site & Architectural Plan & Requested Uses and Special Exception applications, as herein modified, conform to the standards, goals, purposes and specific objectives of the CC-N Zoning Regulations and the Stamford Master Plan as well as all of the standards of Sections 7.2, 7.6 and 19-3.2 of the Stamford Zoning Regulations.*
- *The applications establish desirable uses, utilize a sensitive design and include a pedestrian-friendly streetscape environment on a highly visible site that has been vacant and excavated for over 30 years.*
- *The conversion of approximately 254,000 square feet of available commercial Floor Area to residential use is desirable and appropriate for the site.*
- *The relationship of yard requirements to the location of the structure provides an appropriate separation of structures to assure adequate light, open space, screening, landscape, safety and privacy for existing and proposed dwelling units.*
- *The proposed parking ratio and Parking Management Plan is appropriate based on the site location, proximity to offsite public and private parking infrastructure, potential for onsite parking management strategies, convenience to mass transit, and percentage of single bedroom units.*

NOW THEREFORE BE IT RESOLVED that the Zoning Board approves Application 214-05 requesting Site Plans/Requested Uses approval and Special Exception approval, subject to the following conditions:

SITE-SPECIFIC CONDITIONS:

- 1) *All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, Zoning Board staff. As represented at the public hearing and described in the letter from Minno Wasko dated June 9, 2014, a warm colored cedar treatment shall be applied to the exterior.*
- 2) *Prior to the issuance of a Building Permit, sewer, streetscape, and storm drainage plans shall be submitted and subject to final review of design specification and construction by the Engineering Bureau. Applicant shall address comments of Susan Kiskin, P.E. in her memorandum dated May 8, 2014 except that no additional offsite improvements shall be required other than those referenced in Condition #5 below. Therefore, the Applicant is not required by this approval to address Condition #6 of Ms. Kiskin's memorandum.*
- 3) *Prior to issuance of a Building Permit, the Applicant shall obtain a discharge permit from the Stamford Water Pollution Control Authority and shall provide information requested in the April 21, 2014 memorandum from Prakash Chakravarti, P.E., Supervising Engineer, and Stephen W. Pietrzyk, Regulatory Compliance Officer.*
- 4) *The roof top art and the structure to which is attached are approved as to concept and location only and the message "This is where the fun stuff happens" is specifically not approved. Upon submission to the Zoning Board by the Applicant of alternative concepts, the Zoning Board shall administratively review such options and make a final decision on design prior to installation of same.*
- 5) *Prior to the issuance of a Certificate of Occupancy, the Applicant shall install new sidewalks along the site frontage on Greyrock Place and Tresser Boulevard meeting the City's "rail trail" standard, pursuant to the approved plans. Additionally, the Applicant shall address the following traffic improvements at their own cost, as specified in further detail in the June 16, 2014 memorandum from the Director of Operations to the Land Use Bureau Chief:*
 - *The replacement of the traffic signal controller, and associated equipment at Greyrock Place at the Proposed Garage Entrance and Exit, to conform to City specifications including video detection and monitoring equipment, subject to the approval of the City Traffic Engineer at an estimated cost of \$250,000.*
 - *The installation of new and realigned crosswalks at the proposed driveway on Greyrock Place, subject to the approval of the City Traffic Engineer at an estimated cost of \$25,000.*
 - *Improvements to the crosswalks located at the intersection of Tresser Boulevard and Greyrock Place/Canal Street, subject to the approval of the City Traffic Engineer at an estimated cost of \$25,000.*

- 6) *Prior to the issuance of a Certificate of Occupancy, the Applicant shall record on the Stamford Land Records an Affordability Plan, in accordance with the standards of Section 7.4 of the Zoning Regulations, permanently establishing on-site a total of forty-two (42) BMR units, subject to Zoning Board staff approval.*
- 7) *Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a final Parking Management Plan, consistent with definition 71.5, subject to Zoning Board staff approval. Said Plan shall include provisions for semiannual reports to the Zoning Board, for a three year period beginning at 60% occupancy and continuing for three years or until the building has achieved 95% occupancy, whichever occurs later, reporting performance of the reduced parking which shall include, but not be limited to, information such as the residential occupancy rates, car ownership rates per unit, actual parking counts at AM and PM commuting times, mid-day and overnight, shared vehicle use (if any), offsite leased parking spaces (if any), and resident survey results related to offsite parking utilization. Based on the results of that report, the Zoning Board may, at its discretion, require the applicant to modify its Parking Management Plan to include alternative parking management strategies such as implementation of the tandem assist plan, the use of stacking spaces, or other acceptable parking management strategies, to balance the parking supply and demand, if necessary.*
- 8) *All interior window treatments shall be uniform for all buildings.*

STANDARD CONDITIONS:

- 9) *Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans, landscaping and streetscape plans, including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.*
- 10) *No significant mechanical equipment, in addition to that depicted on the building and site plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.*
- 11) *A Street Opening Permit shall be required for any work within a public street right-of-way.*
- 12) *Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall*

address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite and provide for.

- 13) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted and subject to review by the Environmental Protection Board staff.*
- 14) Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a Drainage Maintenance Agreement and Landscape Maintenance Agreement, subject to approval by the Environmental Protection Board staff.*
- 15) Prior to issuance of a Certificate of Occupancy, the Applicant shall submit a Trash Management Plan, subject to the review of the Zoning Board staff.*
- 16) Prior to the start of any construction activities or the issuance of a Building Permit, whichever comes first, Applicant shall submit a Performance Bond, or other acceptable surety, to ensure completion of all streetscape improvements, and sedimentation and erosion controls, in an amount equal to the estimated cost of said improvements, subject to the approval of Director of Legal Affairs as to form and subject to approval of amount by the Zoning Board staff.*
- 17) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.*

Mr. Morris made a motion to change the order of the agenda, seconded by Ms. Gwozdzowski and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski).

2. **Application 213-43** – RICHARD REDNISS, Text change
3. **Application 213-44** – RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II, Special Exception, REVISED Site & Architectural Review and Coastal Site Plan Review
4. **Application 213-45** – SAINT JOHN URBAN DEVELOPMENT CORP, Special Exception

Mr. Mills called for Zoning Board Member comments.

Mr. Michelson said he was concerned that they are reviewing part of the project that they have no control over. He asked if the Zoning Board can act on Phase I and deny and/or withhold a decision on Phase II.

There was a discussion of the glass reflective qualities which are much more than Trump Parc despite what applicant represented at the last Public Hearing that the reflective % was similar to Trump Parc.

There was a discussion on the use of the Post Office and the stipulation of “public use”.

There was a discussion on the Historic Preservation Advisory Commission review and how that ties into the Zoning Board approval. Discussion of standards of preservation.

6. **Application 208-06 Modification** - WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC for approval of Modifications to approved Final Site and Architectural Plans and/or Requested Uses and Coastal Site Plan Approval
7. **Application 213-35** – WALTER WHEELER DRIVE SPE, LLC, Text change
8. **Application 213-36** – Amended GDP – WALTER WHEELER DRIVE SPE, LLC and THE STRAND/BRC GROUP, LLC, Block C8, Washington Blvd, Walter Wheeler Drive and Atlantic Street for approval of an Amendment of the approved General Development Plan

Mr. Morris said he was okay with the residential conversion but concerned with the spline lighting.

Ms. Gwozdzowski agreed; she is okay with the residential conversion but concerned with the spline lighting.

A representative of the building using this lighting style should be identified for members to visit.

Mr. Michelson said this was designed as a multi-use project and now it is more rental housing. He believes they need to maintain the hotel for diversity.

Mr. Morris asked Staff if they were satisfied with the treatment of the penthouse? Mr. Cole said no. There are simple improvements they can offer to make it more acceptable.

Mr. Mills asked if the Zoning Board members were okay with the ground floor uses – Ms. Gwozdzowski and Mr. Morris said they were. Mr. Mills told the applicant the concept of the amended GDP was acceptable to the Board but there are reservations on approving the lighting detail. He’d like additional information presented at the next meeting.

NEW BUSINESS

Mr. Michelson introduced for receipt by the Board a text addition for the platform area at the Stamford Center Railroad Station. He read the proposed text to the Board. When used for a proprietary purpose, local zoning should apply. He cited and explained Dupuis v. Submarine Base Credit Union and a State Office of Legislative Research (OLR) report,

State Compliance with Local Zoning Regulations. Mr. Cole agreed to furnish Mr. Michelson with an opinion letter prepared by Malkin regarding this issue. Mr. Mills asked Mr. Cole to set up a meeting with Kathy Emmett and to include Mr. Michelson.

ADJOURNMENT

Ms. Gwozdzowski made a motion to adjourn, seconded by Mr. Morris, and the motion was unanimously approved 4 to 0 (Mills, Michelson, Morris and Gwozdzowski).

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board